

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 8, 2007

ITEM NO. 4

CASE NUMBER/ PROJECT NAME	96-DR-2006 ARTE Resort Retirement Living Facility		
LOCATION	11415 N 114th St.		
REQUEST	Request approval for a senior housing project, consisting of 154 minimal care units and 18 specialized care beds, all located on a 4.7 acre site.		
OWNER	Ancala Commons LLC 480-451-0248	ENGINEER	G2 Consulting Engineers 480 502 4870
ARCHITECT/ DESIGNER	Barnet Dembeck Architects 604-597-7100	APPLICANT/ COORDINATOR	Michael Leary Michael Leary Ltd. 480-991-1111
BACKGROUND	<p>Zoning.</p> <p>The site was recently rezoned to the Multiple Family Residential District (R-5) with a conditional use permit for a residential health care facility (4-ZN-2006 and 11-UP-2006) on January 16, 2007.</p> <p>Context.</p> <p>Located at the northeast corner of E. Via Linda and N. 114th Street, the property slopes approximately 17 feet down from the northeast corner of the site to the southwest corner.</p> <p>Adjacent Uses and Zoning Districts:</p> <ul style="list-style-type: none">• North: Townhomes, zoned R-4 District• South: Commercial, zoned C-3 PC District• East: Central Arizona Project (CAP) canal, zoned R1-43 District• West: Multi-family residential and offices, zoned R-5 PC and C-O PC Districts		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>This request is to approve the site plan and elevations for a new three-story residential health care facility. The proposal is primarily for independent living units, but also will accommodate a limited number of assisted living units. Accessory services and facilities such as underground parking, a dining room, lounges, a wellness center, media room and a pool, are provided for the benefit of the residents.</p>		

Development Information:

• Existing Use:	Vacant
• Proposed Use:	Residential Health Care Facility
• Parcel Size:	4.6 acres (gross) 3.8 acres (net)
• Building Height Allowed:	36 feet
• Building Height Proposed:	36 feet
• Parking Required:	117 parking spaces
• Parking Provided:	143 parking spaces 12 bicycle parking spaces
• Open Space Required:	40,070 square feet
• Open Space Provided:	79,088 square feet
• Number of Units:	154 Minimal Care Units 18 Specialized Care Beds
• Density: Minimal Care Units Allowed:	40/gross acre=187
Minimal Care Units Provided:	33/gross acre=154
Specialized Care Beds Allowed:	80/gross acre=374
Specialized Care Beds Provided:	3.9/gross acre=18

DISCUSSION

Development Review Board had the opportunity to review the conceptual site plan and related materials for this residential health care facility at their study session on November 16, 2006, then again on January 4, 2007 to review building elevations. At that time there were no suggested changes to the proposal.

Architecture and Site Plan Elements.

The three story building complex will be contemporary in design, with a considerable amount of articulation of the wall planes that will be punctuated by private patios and a variety of surfaces for visual interest. Throughout the complex cultured stone is proposed for various elements, such as wall surfaces and columns, stucco siding is proposed for the majority of the other wall surfaces. A standing-seam, copper-color metal roof is proposed. The color scheme has been identified as a moderate earth tone selection for the walls, with darker accent colors used for trim areas. There are outside seating areas proposed on the north side of the building, near the dining room and within the interior of the U-shaped building complex near the pool and entry area, as well as a cabana on the east side of the complex.

The site grade changes approximately 17 feet from the northeast corner of the property to the southwest corner of the site. Development will be well landscaped and setback 50 feet from E. Via Linda, 30 feet from N. 114th Street and 50 feet on the north. A dense landscape buffer is planned along the northern property line, and there will be landscaping along N. 114th Street, E. Via Linda, and the rear portion of the site facing the CAP canal. The proposed building is designed in a U-shape, oriented east-west on the site, with underground parking. The proposed building will be residential in character and blend with the multi-family, attached single family, commercial and office uses near the site.

Community Involvement.

Surrounding property owners within 750 feet were notified, the site was posted, and the applicant has met with the residents to the north. Townhouse neighbors to the north requested additional landscape buffering along the common property line, and that there be no access onto N. 114th Place from the site. The applicant has agreed with those recommendations as evidenced in the site plan and landscape plan for the development proposal.

We have received one letter in support of the request from the Northeast Scottsdale Property Owners Association. No other written comments were received

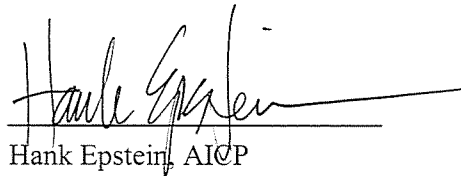
**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY



Hank Epstein, AICP
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Report Author



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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Site Plan
- 5. Landscape Plan
- 6. Elevations

Stipulations for Case: Arte Case #96-DR-2006

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Barnett Dembek Architects, Inc., with a date provided on the plans by City Staff of 10/06/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Barnett Dembek Architects, Inc., with a date provided on the plans by City Staff of 12/29/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by G.K. Flanagan Associates with a date provided on the plans by City Staff of 12/29/2006.
 - d. Site Wall Elevations prepared by G.K. Flanagan Associates with a date provided on the plans by City Staff of 12/29/2006.
 - e. Stipulations for Cases 7-GP-2006, 4-ZN-2006, and 11-UP-2006 approved by the City Council on January 16, 2007.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

ATTACHMENT A

10. Barbed wire shall not be used on site.
11. The developer shall submit plans for entry features, trellis and gazebo design to City Staff for review and approval prior to final plan submittal.

OPEN SPACE:**Ordinance**

- A. Refer to Stipulations for Cases 7-GP-2006, 4-ZN-2006 and 11-UP-2006 approved by the City Council on January 16, 2007. A fifty foot wide landscape buffer to E. Via Linda is depicted on the site plan shall be honored within the final plans. The developer shall provide approximately 79,088 s.f. of open space on the site for this development proposal as depicted in the site plan submitted by Barnett Dembek Architects, Inc., dated by City Staff of 12/29/2006. Emphasis needs to be placed on the landscape treatment within the minimum 15 foot wide landscape buffer along the northern portion of the site adjoining Adobe Ranch Villas.

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form, as well as a list identifying the tag numbers of the plants surviving salvage operations, to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
15. The individual luminaire lamp shall not exceed 250 watts.
16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 14 feet.
17. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.
18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

20. No exterior vending or display shall be allowed.
21. Flagpoles, if provided, shall be one piece, conical, and tapered.
22. Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.

Ordinance**RELEVANT CASES:****Ordinance**

- B. At the time of review, the applicable General Plan Amendment, Zoning, Use Permit cases for the subject site were: 7-GP-2006, 4-ZN-2006 and 11-UP-2006.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

Ordinance**23. MULTI-USE PATH (Stipulations from Cases 7-GP-2006, 4-ZN-2006 and 11-UP-2006)**

- C. Before any certificate of occupancy is issued for the site, the developer shall dedicate a piece of land as a *public access easement* over a portion of the southeast corner of this property. This piece of property in the southeastern portion of the site will be used to tie the future path described below, from the City owned property on the east to the sidewalk along Via Linda. The area is to be defined by the edge of the path, plus two feet, based on the elevation of the path alignment. The exact shape and location shall be approved and coordinated with the City of Scottsdale Trails Coordinator and Transportation Planning Director, or designee, prior to the Development Review Board approval.
- D. Before any certificate of occupancy is issued for the site, the developer shall dedicate a piece of land *in fee title* over a portion of the east corner of this property outside of the east retention wall. This piece of property on the eastern portion of the site will be used to tie the future path, described below, from the City owned property on the southeast, up to the canal path. The area is to be defined by the outside edge of the east retention wall. The exact shape and location shall be approved and coordinated with the City of Scottsdale Trails Coordinator and Transportation Planning Director, or designee, prior to the Development Review Board approval.
- E. Before any certificate of occupancy is issued for the site, the developer shall construct an 8-foot wide trail, using compressed decomposed granite, within the easement. The path along Via Linda shall connect from the Via Linda sidewalk to the trail on the canal bank through the two (one easement, one fee title) dedicated pieces of land.
- F. The dedication of the public access easement shall include language that notes that the interim trail will be converted to a concrete path in the future when the Via Linda underpass is constructed.
- G. Before any certificate of occupancy is issued for the site, the developer shall provide signage on the trail that states that it is for public use and that it is a future (concrete) path connection. The developer shall provide signage for all trails per Section 8-3.400 of the City's Design Standards & Policies Manual. The

location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
25. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - 1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - 2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - 3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - 4) Off-site runoff must enter and exit the site as it did historically.
 - 5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- I. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- J. Underground Stormwater Storage:
 - 1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - 2) Drywells are not permitted.
- K. Street Crossings:
 - 1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:****DRB Stipulations**

26. The developer shall design and construct two driveways onto 114th Street in general conformance with DSPM Figure 5.3-39 Type CL-1.

INTERNAL CIRCULATION:**DRB Stipulations**

27. The developer shall provide a minimum parking-aisle width of 24 feet.
28. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
29. Remove up to six parking spaces at the end of the underground parking ramp to provide better maneuvering for vehicles at this entry/exit juncture.

Ordinance

- L. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS**DRB Stipulations****Sight Distance Easements:**

30. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 5.3-26 and 5.3-27 of Section 5-3.118 of the City's Design Standards and Policies Manual.

31. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Via Linda and 114th Streets except at the approved driveway location.

32. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- M. Waterline and Sanitary Sewer Easements:

- 1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

33. The developer shall construct eight trash enclosures for this site unless approval of another refuse collection scheme is approved by the City of Scottsdale Sanitation Department (Mark Powell).
34. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail

#2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

35. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

N. Refuse enclosures are required as follows:

- 1) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

O. Underground vault-type containers are not allowed.

P. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

Q. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 6 and 7 of the Design Standards and Policies Manual.

DRB Stipulations

36. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

38. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- R. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

39. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
40. On-site sanitary sewer shall be privately owned and maintained.
41. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- S. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- T. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- U. The developer shall provide a grease interceptor. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

THE ARTE
RESORT RETIREMENT LIVING
11415 N. 114TH ST.
SCOTTSDALE, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS B FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.</p> <p style="margin-left: 20px;">(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|

96 DR 2006

DATE: 10/13/2006

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

ARTE SENIOR LIVING

September 28, 2006

The proposal is to develop a senior housing project consisting of 154 minimal care units and 18 specialized care units on a 4.7 gross acre site at the northeast corner on 114th Street and Via Linda. Access is provided by two driveways from 114th Street with the southern access serving the residents for pick up/drop off along the roundabout within the central courtyard which doubles as the entry to the underground parking garage for residents and staff. The northern driveway provides access to the visitor/guest parking area and deliveries. Both buildings are connected with a skybridge at the third level which crosses over the roundabout and allows protected resident movement all year long.

A rich mix of building design forms (parapet and sloped roofs, staggered wall planes, patio and balcony projections, decorative wood columns and braces), materials (standing seam metal roofing, rain-screen acrylic stucco exterior walls, powder coated aluminum railing and cultured stone facing), complementary colors (Benjamin Moore paint colors Nightshade, Whitall Brown, Royal Red, Capilano Bridge and Serengiti Sand) and finishes to provide a high quality residential project. Solar impacts are mitigated by the majority of the units having a north/south orientation and utilizing broad roof overhangs and covered patios.

Lighting is low-scale with only a few 12' high pole-mounted lights in the visitor parking area and bollards elsewhere along pedestrian routes.

Landscape buffers have been created along Via Linda, 114th Street and along the north property line with salvaged native trees (ironwood, mesquite and palo verde) and nursery grown thornless mesquite, desert willow, and desert museum palo verde trees. The majority of the salvage trees are being utilized within the required landscape buffer along the north property line opposite the Adobe Ranch townhomes.



Arte

96-DR-2006

ATTACHMENT #2



Q.S.
30-55

G.I.S. ORTHOPHOTO 2005

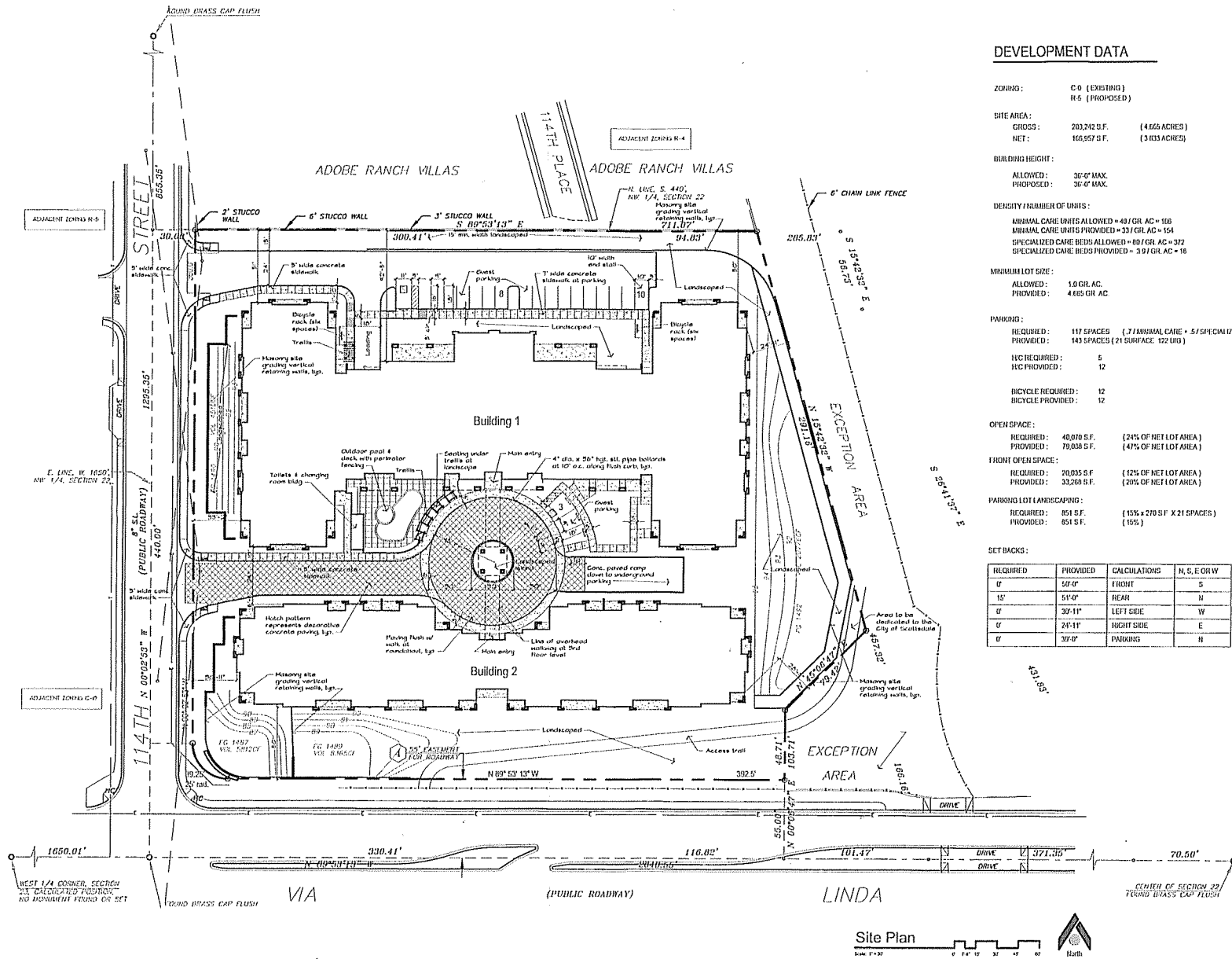
Arte

96-DR-2006

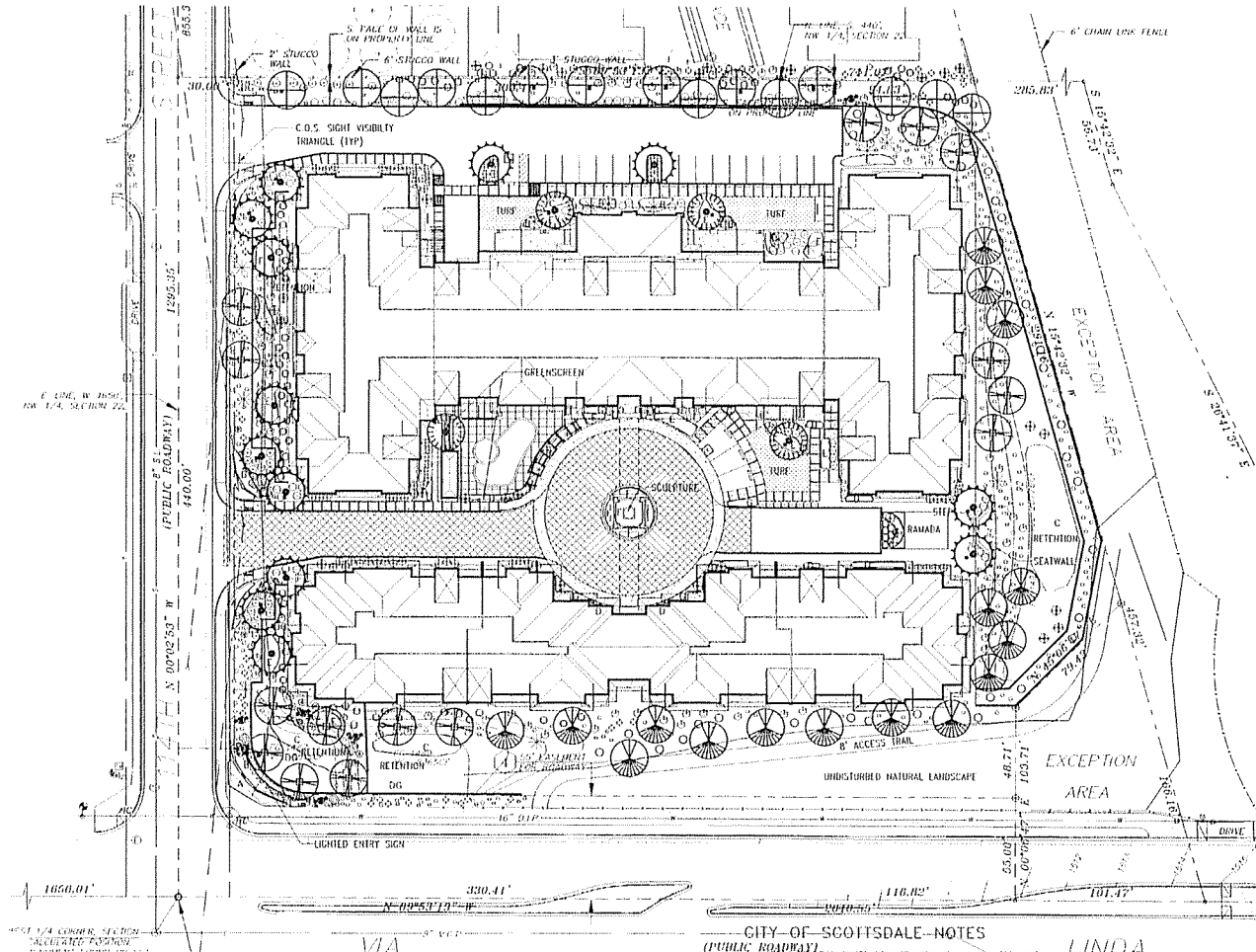
ATTACHMENT #2A

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96-DR-2006
ATTACHMENT #3



96-DR-2006
4th: 12/29/2006



CITY OF SCOTTSDALE - NOTES

1. ARTS BY DECOMPOSED GRANITE WITHIN PLANT MATERIALS/GROUNDCOVER SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.

2. A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE NATIVE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 2, SECTION 10.501, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 10, SECTION 3.100.

3. A SINGLE TRUNK TREE'S CANOPY SIZE THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE TRUNK.

4. A TREE'S CANOPY SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

5. A MULTIPLE TRUNK TREE'S CANOPY SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE THE POINT OF ORIGIN OF ALL TRUNKS ORIGINATING FROM THE SOIL.

6. AREAS WITHIN THE SIGHT VISIBILITY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 2 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LIGHT ELEVATION.

7. NO SIGN AREAS ARE TO BE PROVIDED.

8. RETENTION/RETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOLLARDS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

9. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

10. FROM 10' TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-Feet OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

11. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

12. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

13. ALL TREES, SHRUBS, PERENNIALS, PLANTS AND APPROVALS.

14. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXTERMINATED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, AMOUNT, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

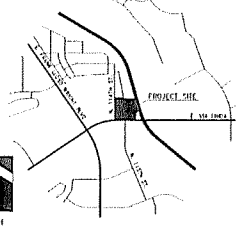
15. NO TREES, SHRUBS, OR WALLS WITHIN A 5'-0" RADIUS OF ALL THE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS.

PROPOSED PLANT PALETTE

PLANT	SIZE/REMARKS
IRONWOOD OPTION: MESQUITE SPP.	60" BOX MIN. SALVAGED SPECIMEN OPTION: 48" BOX
CHILOPTIS LINEARIS DESERT WILLOW	24" 36" BOX OPTION: 48" BOX MIN.
PAID VERDE SPP.	36" BOX/ 48" BOX/ OPTION: 48" BOX MIN. SALVAGED SPECIMEN
MESQUITE SPP.	48" BOX/ OPTION: 48" BOX MIN. SALVAGED SPECIMEN
RELOCATED TREE FROM SITE OR NURSERY	REFER TO HPS TO BE LOCATED AND SELECTED BY LA
SAGUARO	20" MIN. W/ ARMS SELECTED BY LA
SIRIVUS	
ENCHELIA FARINOSA BUTTERFLYSH/OPTION: EARLY DUSTER	5 GAL.
SWAMPSONA CHENSIS 'COMPACTA'	5 GAL.
'COMPACT' JOZIBA	5 GAL.
LEUCOPHYLLUM LANGMANIAE	5 GAL.
PILO DRAGO SAGE	5 GAL.
RUPELIA PERUVIENSIS	5 GAL.
BAJA RUPELIA	15 GAL.
CASAPALPA MEXICANA	5 GAL.
MEXICAN BIRD OF PARADISE	5 GAL.
LEUCOPHYLLUM FRUTESCENS	5 GAL.
TEXAS RANGER	5 GAL.
PREMOPHILA VALENTINE VALENTINE BUSH	5 GAL.
LARREA DIVARICATA TRIDENTATA	5 GAL.
CREOSOTE	5 GAL.
ANDROSA DELTOIDEA	5 GAL.
BUCKWHEAT	
ACCENTS	
OPUNTIA VIOLACEA SANTA RITA	15 GAL.
PURPLE PRICKLY PEAR	15 GAL.
DASHLION WHEELER	15 GAL.
DESERT SPOON	10 CANE MIN.
FOUGERIA SPLENDENS	15 GAL.
OCOTILLO	5 GAL.
SLIPPER PLANT	5 GAL.
SHAL VINE	5 GAL.
GROUNDCOVER	
BAILEA MULTIRADIATA	1 GAL.
DESERT MARIGOLD	1 GAL.
CHRYSANTHEMUM MEXICANA	1 GAL.
DIAMANTINA DAISY	1 GAL.
OPTION: BAHIA	1 GAL.
VERGEEA SPP.	5 GAL.
ACACIA REDDERS	1 GAL.
DESERT CARPET	1 GAL.
KATIE RUPELIA	1 GAL.
OPTION: ANCELTIA DAISY	1 GAL.
OLCOTHEA BERLANDIERI	1 GAL.
MEXICAN EVENING PRIMROSE	1 GAL.
ANNUAL FLOWERS	5 GAL.
ALOE SPP.	5 GAL.
DECOMPOSED GRANITE 'WADSWORTH GOLD'	5/8" MINUS, 2" THICK, TYP.
BOLLARDS	
SURFACE SELECT, SIZE PER PLAN	
UNLIGHTING	NR-16 BULLET LIGHT (SEE LIGHTING)

CALL TWO WORKING DAYS
BEFORE YOU START
203-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

VICINITY MAP



The ARTE
Resort Retirement Living

NEC 114th Street & Via Linda
Scottsdale, Arizona
NP CASE# 7-NP-2004

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CALL NUMBER: APPROVED BY: DATE:

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE PLAN AND NOT ALL INSTALLATIONS SHALL BE APPROVED. LANDSCAPE INSTALLATION IS TO BE APPROVED BY LIST OF ACCEPTABLE INSTALLATION NUMBERS BEFORE CONSTRUCTION OF PLANTING IS BEGUN.

SK RANAGAN
ASSOCIATES

DATE: 11/15/06
BY: [Signature]
TITLE: [Title]

NATIVE PLANT PERMIT #933987

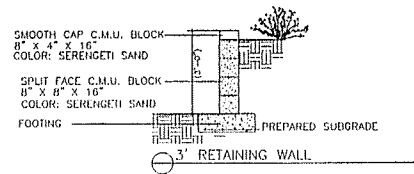
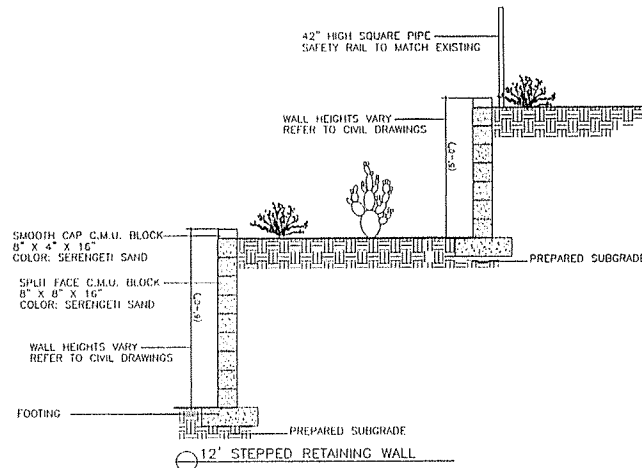
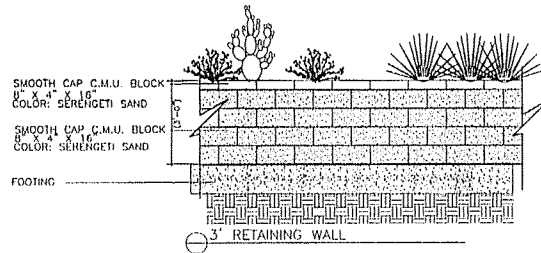
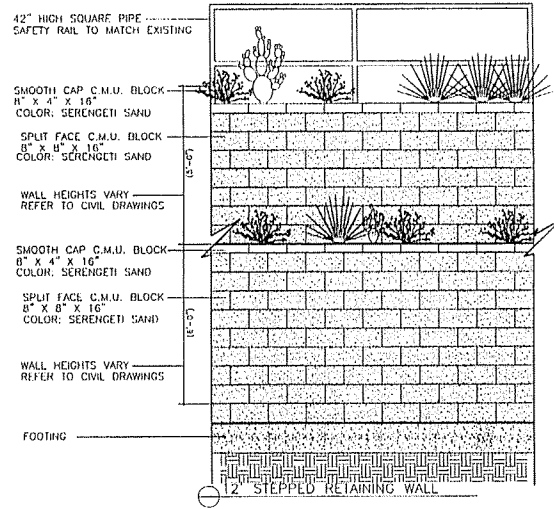
Developed By:
ARTE Retirement, Inc.

Project No.: 00914
Date: 15 Sep 06
Drawing Number: **L.01**

PRELIMINARY LANDSCAPE PLAN

LAVA Architects, Inc.
Project: ARTE Retirement
1000 N. 114th Street, Suite 100
Scottsdale, AZ 85255

SITE WALL ELEVATIONS



The ARTE Resort Retirement Living

NEC 114th Street & Via Linda
Scottsdale, Arizona
NP CASE # 7-NP-2004



Developed By:
ARTE Retirement, Inc.

Project No.: 00014
Date: 15 Sep 06
Drawing Number: L.02





SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- 1 STANDING SEAM METAL ROOF - COPPER COLOR
- 2 PREFORMED METAL GUTTER TO MATCH BENJAMIN HOOKE METALL BRONZE LUPINE 1236 ON 2x8 FENCED IRON BOARD
- 3 2x8 FENCED IRON ON 2x12 FENCED PANDA BOARD - PLANNED TO MATCH BENJAMIN HOOKE SOUTHWEST LUPINE 4.81
- 4 1x6 FENCED IRON BOARD - BENJAMIN HOOKE METALL BRONZE LUPINE 1236
- 5 BEIGE VINYL FRAISED FINISH
- 6A HANDBRUSH STICCO BEIGE - BENJAMIN HOOKE METALL BRONZE LUPINE 4.81
- 6B HANDBRUSH STICCO BEIGE - BENJAMIN HOOKE CAPLAND BRONZE LUPINE 4.81
- 6C HANDBRUSH STICCO BEIGE - BENJAMIN HOOKE SOUTHWEST LUPINE 4.81
- 7 FLOORS COATED ALUMINUM BAILING TO MATCH BENJAMIN HOOKE SOUTHWEST LUPINE 4.81 - CAN CLEAR TINTED GLAZING PANELS
- 8 8" x 16" DECORATIVE HOOK COLUMNS - BENJAMIN HOOKE SOUTHWEST LUPINE 4.81
- 9 COLORED STONE FACED - PRAGMATA LUPINE 1500
- 10 PRIVACY SCREEN - BENJAMIN HOOKE SOUTHWEST LUPINE 4.81
- 11 DOUBLE NEST FIREPLACE ROSETT
- 12 PREFORMED METAL BUT DOORS & OVERHEAD DOOR TO MATCH BENJAMIN HOOKE SOUTHWEST LUPINE 4.81
- 13 WALL MOUNTED LIGHT FIXTURE



WEST SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EAST SIDE ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING # 1

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CLIENT: ARTE DEVELOPMENTS LTD.	PROJECT: THE ARTE	DATE: 11/11/06	SCALE: 1/8" = 1'-0"
PROJECT: THE ARTE SENIORS RESIDENTIAL DEVELOPMENT		DATE: 11/11/06	SCALE: 1/8" = 1'-0"
PROJECT: THE ARTE SENIORS RESIDENTIAL DEVELOPMENT		DATE: 11/11/06	SCALE: 1/8" = 1'-0"
PROJECT: THE ARTE SENIORS RESIDENTIAL DEVELOPMENT		DATE: 11/11/06	SCALE: 1/8" = 1'-0"
PROJECT: THE ARTE SENIORS RESIDENTIAL DEVELOPMENT		DATE: 11/11/06	SCALE: 1/8" = 1'-0"

borNET demBEK

UNIT 202
12448 82 AVE.
SURREY, B.C.
V3W 3E8

PHONE: (604) 587-7100
FAX: (604) 587-2000
EMAIL: info@borNET.com

CLIENT NO. 514	SHEET NO. AC-4.1
PROJECT NO. 05026	REV. NO.

96-DR-2006
10/6/2006



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

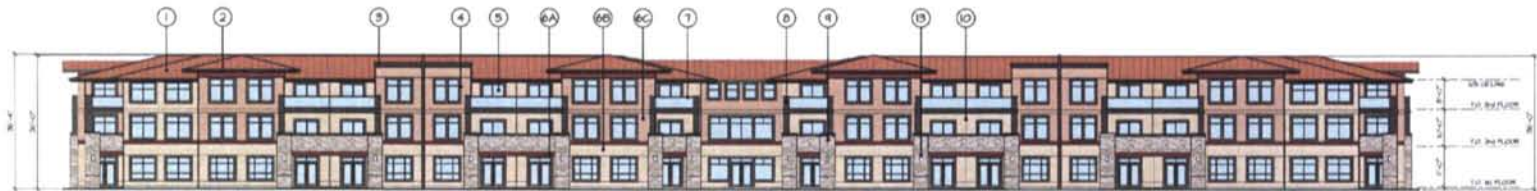
SCHEDULE OF FINISHES

- ① STANDING SEAM METAL ROOF - COPPER COLOR
- ② PREFINISHED METAL GUTTER - MATCH BENJAMIN HOOKE METALL BRN/LV LUPINE 1238 ON 2x8 HOOD TRIM BOARD
- ③ 2x8 HOOD TRIM ON 2x12 HOOD PANDA BOARD - PLANKING TO MATCH BENJAMIN HOOKE NIGHTSHADE LUPINE 431
- ④ 1x6 HOOD FRODO TRIM - BENJAMIN HOOKE METALL BRN/LV LUPINE 1238
- ⑤ WHITE VINYL PLAINED SIDING
- ⑥ RANDOURER STUCCO SIDING - BENJAMIN HOOKE RUTAL RED LUPINE 431
- ⑦ RANDOURER STUCCO SIDING - BENJAMIN HOOKE CAPLAND BROWNED LUPINE 401
- ⑧ RANDOURER STUCCO SIDING - BENJAMIN HOOKE SERENGETI SAND LUPINE 245
- ⑨ POWDER COATED ALUMINUM SIDING TO MATCH BENJAMIN HOOKE NIGHTSHADE LUPINE 431 CAN CLING THERMOFLEX PANELS
- ⑩ 8" x 8" DECORATIVE HOOD COLUMNS - BENJAMIN HOOKE NIGHTSHADE LUPINE 431
- ⑪ CLAUDED STONE FAUCING - HAZARANTA CLIFF STONE
- ⑫ PREVANCY SLURRY - BENJAMIN HOOKE NIGHTSHADE LUPINE 431
- ⑬ DOUBLE SIDED FIREPLACE HEART
- ⑭ PREFINISHED METAL RUST DOORS & OVERHEAD DOOR TO MATCH BENJAMIN HOOKE NIGHTSHADE LUPINE 431
- ⑮ WALL MOUNTED LIGHT FIXTURE



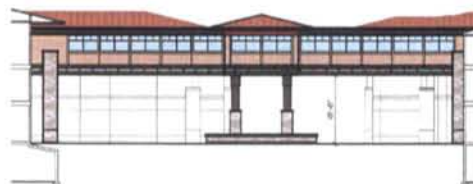
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WALKWAY WEST ELEVATION

SCALE: 1/8" = 1'-0"

(EAST ELEVATION SIMILAR)

BUILDING # 2

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CLIENT: ANTE DEVELOPMENTS LTD.	DESIGN: BARNETT DEMBEK ARCHITECTS, P.C.
PROJECT: THE ARTS SENIORS RESIDENTIAL DEVELOPMENT	DATE: 11/11/2006
SHEET: CONCEPTUAL ELEVATIONS	SCALE: 1/8" = 1'-0"
BUILDING #2	

barnett dembek

ARCHITECTS, P.C.

UNIT 202,
12448 82 AVE.,
SURREY, B.C.
V3W 3E9

PHONE: (604) 567-7100
FAX: (604) 567-2089
EMAIL: info@barnett.com

CLIENT NO. 514	SHEET NO. AC-4.2
PROJECT NO. 05026	REV. NO.

96-DR-2006
10/6/2006